537 Whiteland Drive NE
Calgary, Alberta

MLS # A2255227

$475,000

Division:	Whitehorn
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level

Size:	1,050 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	6	**Baths:**	2

Garage:	Off Street, Parking Pad
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Landscaped, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions:	N/A

Welcome to this spacious and renovated 6-bedroom, 2-bathroom semi-detached home located in the desirable community of Whitehorn! Featuring a bright and functional layout, this home includes an illegal basement suite – perfect for extended family or rental potential. Recent updates throughout offer modern comfort and style, making it move-in ready. Enjoy your own private yard with back lane access and potential to build a detached garage (subject to city approval). Ideally located just steps from schools, playgrounds, shopping, transit, and more – this is a fantastic opportunity for first-time buyers, investors, or large families looking for space and convenience. Don’t miss out – book your showing today!